

18 August 2023

Taupo District Council
Private Bag 2005
Taupo Mail Centre
Taupo 3352
Attn: Independent Hearings Panel

Dear Panel

PC42 – Letter from E F Deadman Limited regarding Kaiapo Valley zoning

Thank you for the opportunity to present this letter.

It is my strong conviction that the land that comprises the Kaiapo Valley should be included in the Rural Lifestyle Environment zone that has been proposed as part of PC42. Its inclusion is not only well-justified but also serves as an imperative decision reflective of the area's distinct characteristics and evolving dynamics.

The Kaiapo Valley stands as a distinctive and exceptional area within our district. Its unique attributes, coupled with its proximity to the lake and its convenient location just under 10 km from Taupo Town, set it apart. Notably, the topography of the valley ensures a natural visual demarcation.

Remarkably, the valley seamlessly connects with the existing Low Density Residential Environment to the east, and seamlessly aligns with the proposed Rural Lifestyle Environment along Mapara Road and Tukairangi Road to the north/northeast. Its proximity to the town reduces the impact on both local infrastructures and the environment.

Contemplating the broader context, there has been a significant increase in regulation being placed on the farming industry recently which is making farming more and more difficult and reducing profit margins. The Valley consists of primarily LUC class 6 land and is not considered to be highly productive, thus indicating a shift away from traditional farming uses.

With regards specifically to 40 Kaiapo Road, owned by E F Deadman Ltd, this property is becoming less viable as a standalone farm unit. Therefore, the proposition of a transition towards a rural lifestyle environment gains traction as a pragmatic and viable alternative.

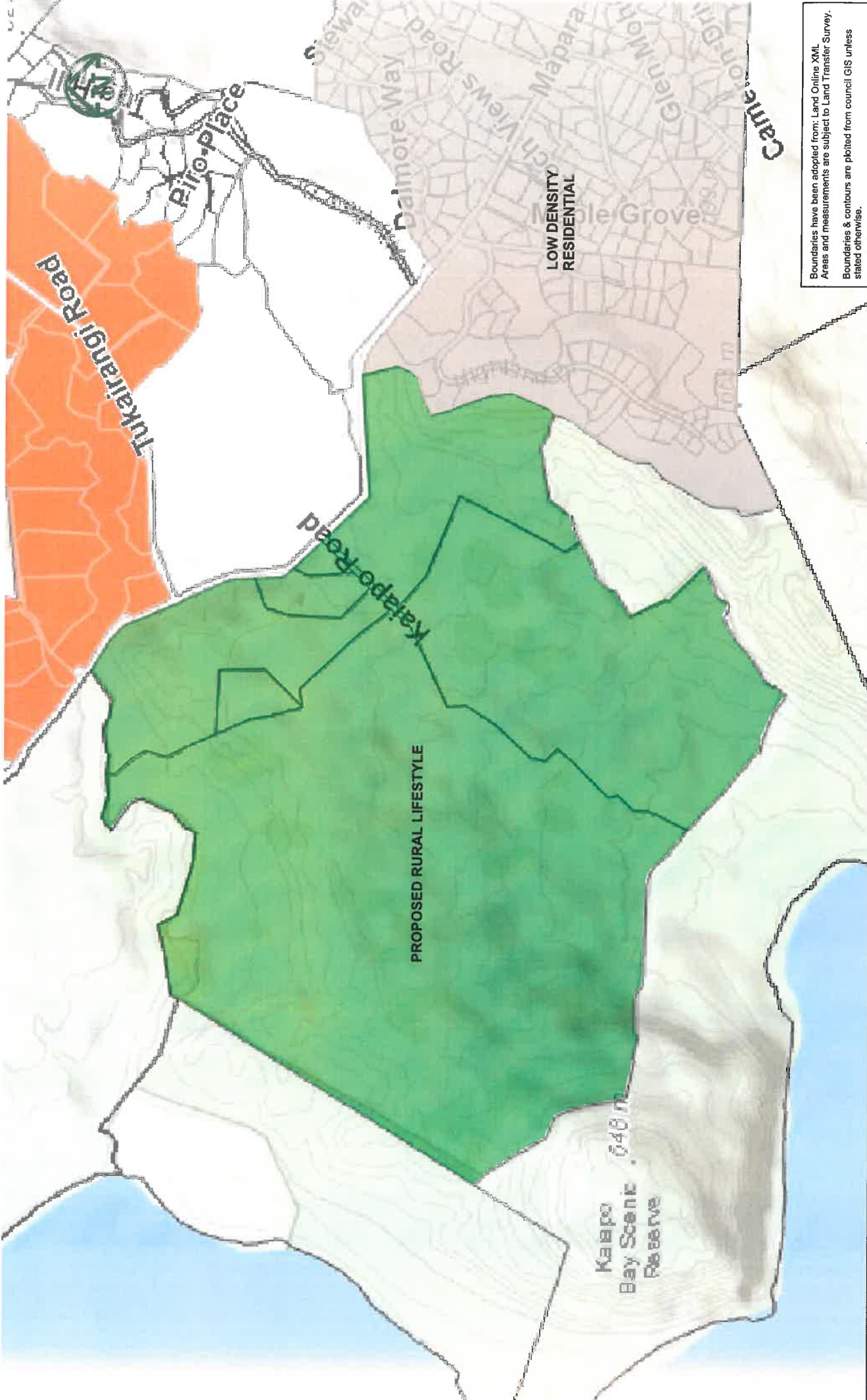
The environmental imperatives within the Lake Taupo Catchment demand a conscientious approach towards nitrogen input reduction. The potential for transitioning 40 Kaiapo Road into a rural lifestyle setup holds a substantial reduction in nitrogen: approximately 1500kgN/y.

In summary, the proposition to seamlessly integrate the Kaiapo Valley into the anticipated PC42 Rural Lifestyle Environment zone is based on a sound and pragmatic reasoning. It

marries the intrinsic attributes of the valley with the shifting dynamics of agriculture and the profound commitment to ecological balance. This proposition gains added strength from numerous advantages offered to Taupo District by high-quality lifestyle lots that attract new residents to Taupo. These benefits span economic growth, community enrichment, infrastructure development, and environmental sustainability, helping the District to position itself for a prosperous and sustainable future while enriching the lives of both current and future residents.

Kind regards

Stuart Deadman
E F Deadman



PURPOSE OF ISSUE
 Boundaries have been adopted from: Land Online XML
 Areas and measurements are subject to Land Transfer Survey.
 Boundaries & contours are plotted from council GIS unless
 stated otherwise.

REV.	DESCRIPTION	DATE	BY	APP'D
B	LOW DENSITY RESIDENTIAL ENVRG. ADDED SO	16/06/2023	JF	JF
A	FIRST ISSUE	23/11/2022	JF	JF
	DRAWN BY	CHK'D BY	APP'D BY	DATE

CLIENT:	E.F.DEADMAN LIMITED
PROJECT:	40 KAIAPO ROAD TAUPO
TITLE:	PROPOSED EXTENSION OF LIFESTYLE ZONING
SCALE:	1:12000 @A3 DO NOT SCALE
DRAWING NO.:	2049-051
REV.:	A

